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Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

655,800 / 655,800

USE VALUE:

655,800 / 655,800

ASSESSED:

655,800 / 655,800


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		CROSS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: COLLINS DAVID S & NANCY L	
Owner 2: BROOKS EMILY	
Owner 3:	

Street 1: 15 CROSS ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

Postal: 02474	Type:
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PREVIOUS OWNER

Owner 1: COLLINS DAVID S & NANCY L -	
Owner 2: -	

Street 1: 15 CROSS ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

Postal: 02474	
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NARRATIVE DESCRIPTION

This parcel contains .099 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1885, having primarily Vinyl Exterior and 1264 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.	
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OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4300		Sq. Ft.	Site		0	80.	1.28	1									439,199						439,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4300.000	216,600		439,200	655,800		15851
							GIS Ref
							GIS Ref
							Insp Date
							07/21/17

Total Card / Total Parcel

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EXTERIOR INFORMATION

Type:	15 - Old Style	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	YELLOW	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Fair	PDAS.
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 7	BRs: 3	Baths: 1 HB

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1885
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond: AV - Average

31. %

Functional:

%

Economic:

%

Special:

%

Override:

%

Total:

31 %

CALC SUMMARY

Basic \$ / SQ: 135.00

Size Adj.: 1.35000002

Const Adj.: 0.99000001

Adj \$ / SQ: 180.428

Other Features: 53000

Grade Factor: 1.00

NBHD Inf: 1.00000000

NBHD Mod:

LUC Factor: 1.00

Adj Total: 313858

Depreciation: 97296

Depreciated Total: 216562

COMPARABLE SALES

Rate Parcel ID Typ Date Sale Price